



CAMBOURNE WEST

Sheepfold

TIME TO
DISCOVER A
NEW WAY
OF LIVING

A COLLECTION OF TWO & THREE BEDROOM HOMES
SET AMONGST A COUNTRYSIDE BACKDROP

“

DISCOVER
THE PERFECT
PLACE TO
PUT DOWN
ROOTS

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*Image is from a previous phase on the same development



Cambourne West – Sheepfold offers a collection of 2 & 3 bedroom homes in an idyllic rural location. This stunning development has been carefully planned to make the most of the timeless local landscape.

Expansive green open spaces are crafted throughout the development with village ponds and beautiful landscaping. All of this only a short walk from Cambourne's village centre, featuring a charming assortment of restaurants and cafés, all offering their own unique individuality and preserved by a passionate local community.

These beautiful homes are available with Shared Ownership, and are ideal for singles and couples, young families, commuters and downsizers alike. Cambourne West – Sheepfold allows you to indulge in stylish living by providing an affordable solution to home ownership.

CGI for illustrative purposes only. CGI not plot specific.

LOCAL AREA GUIDE

Perfectly Positioned

Everything you could possibly want is just a stroll away, with an impressive range of village amenities including; shops, a doctor's surgery, gym, hairdressers, pubs and a selection of outstanding local schools.

Food Delivery Robots

Cambourne residents can try Starship's zero-emission technology, in partnership with Cambridgeshire County Council and the Co-op, for fresh food deliveries.



Cambridge Botanic Gardens

Gardening enthusiasts will enjoy nearby Cambridge Botanic Gardens, situated just 25 minutes from Cambourne West – Sheepfold, showcasing 40 acres of plant collections from over 8,000 species across the world.

Cambridge On Your Doorstep

Located only 30 minutes from the centre of Cambridge, Cambourne West – Sheepfold is ideally positioned for you to make the most of this famous city.



A First Class Education

A brand new primary and secondary school will be built at Cambourne West, to benefit residents with young families and the wider local community.

Get Moving

Hop on your bike and roam the cycle routes connecting you to the local amenities within the village.



Time To Unwind

The Cambourne hub offers a great meeting space for catching up with friends or family.



Unrivalled Connections

For commuters, the A428 is close at hand, connecting to the A14, M11, M25 and other routes.

Travel Your Way

Cambourne West's enviable location is incredibly well connected, with access to London Stansted Airport within 40 minutes, making it the perfect base for year-round adventures.

At Your Leisure

Whether you're looking for a workout, a game of football or simply a stroll through the open spaces, living at Cambourne West – Sheepfold will give you every opportunity to indulge in your favourite activity.

London Awaits

Life is connected at Cambourne West – Sheepfold to central London's parks, shopping, business districts and more, via St Neots or Cambridge Train Stations, in under an hour.



Newmarket Racecourse

Located just 30 minutes from Cambourne West – Sheepfold, visit one of the leading racecourses in the UK, hosting races throughout the year, with the Darley July Cup being the highlight of the season.

CAMBOURNE WEST

Sheepfold

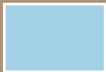
THE PERFECT PLACE TO PUT DOWN ROOTS

- Sheepfold
- Caxton Grange
- Phase 1
- Phase 2
- Phase 3
- School Sites
- Employment / Business
- Community Centre / Sports Pavilion

Cambourne West will be a place for everyone, a real cross-generational community where people of all ages can grow and prosper together. Shared green spaces will create the perfect opportunity for families, friends and neighbours to meet and socialise, whilst a variety of flexible commercial spaces will provide ample scope for new local businesses.

A collection of quality homes are surrounded by beautifully landscaped open green spaces in which to walk, run and cycle. The many on-site amenities include a village centre, ponds, sports facilities, a community centre and a new primary and secondary school.



-  **Shared Ownership**
Plots 424-435 & 507-516
2 Bedroom Apartments
-  **Shared Ownership**
Plots 589-593, 611 & 614
2 Bedroom Houses
-  **Shared Ownership**
Plots 412-415, 585-588, 612, 613 & 615-618
3 Bedroom Houses
-  **BPHA Affordable Rent**
Plots 334-341
1 Bedroom Apartment
Plots 390-401, 443-453, 454-465
2 Bedroom Apartment
-  **DEVELOPER OUTRIGHT SALES**
-  **Electric Car Charging Point**
-  **Retail Units on Ground Floor**
-  **Bin Collection Point**
-  **Bin Store**
-  **Cycle Store**



CAMBOURNE WEST Sheepfold SITE LAYOUT

**Living at Cambourne West
- Sheepfold, you can make the
most of a quintessential village
location and a close-knit community
whilst being able to bask in the
tranquility of rural Cambridgeshire.**

On-site essential amenities make
day-to-day living a breeze, whilst
Cambourne West - Sheepfold's
ideal location offers an array
of activities nearby.

TWO BEDROOM LINK-DETACHED HOUSE



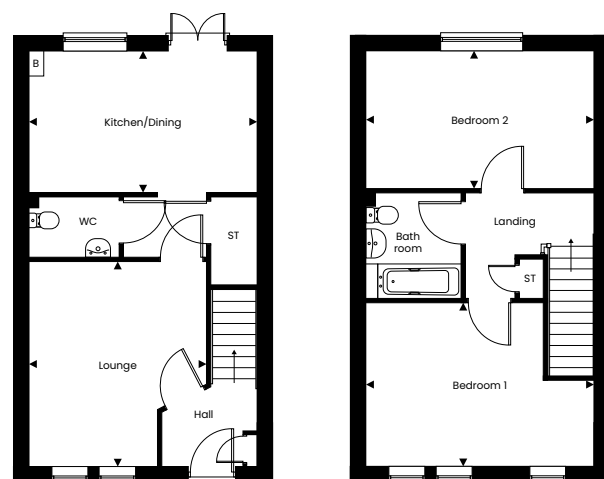
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THREE BEDROOM SEMI-DETACHED HOUSE



CGI intended for illustrative purposes only. CGI not plot specific.

PLOTS 611, 614 (PLOT 614 LAYOUT IS MIRRORED)



KITCHEN/DINING		
4.76m x 2.91m	15'07"	x 9'06"
LIVING ROOM		
4.20m x 3.70m	13'09"	x 12'01"
BEDROOM 1*		
4.79m x 3.36m	15'08"	x 11'00"
BEDROOM 2		
4.79m x 2.80m	15'08"	x 9'02"

*Max measurements taken.

PLOTS 612, 613, 616 & 617 (PLOT 613 & 617 LAYOUT IS MIRRORED)



KITCHEN		
3.63m x 2.51m	11'10"	x 8'02"
LIVING ROOM/DINING		
4.21m x 3.59m	13'09"	x 11'09"
BEDROOM 1*		
6.10m x 4.23m	20'00"	x 13'10"
BEDROOM 2		
4.35m x 2.89m	14'03"	x 9'05"
BEDROOM 3		
3.63m x 2.19m	11'00"	x 7'02"

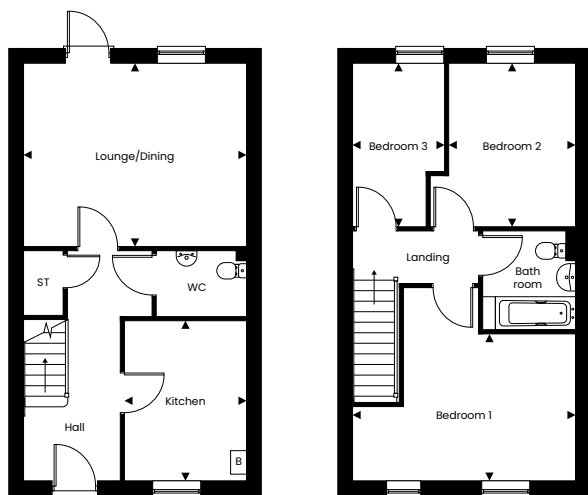
*Max measurements taken.

THREE BEDROOM LINK-DETACHED HOUSE



CGI intended for illustrative purposes only. CGI not plot specific.

PLOTS 615 & 618 (PLOT 618 LAYOUT IS MIRRORED)



KITCHEN

3.42m x 2.63m 11'02" x 8'07"

LIVING ROOM/DINING

4.80m x 3.91m 15'08" x 12'09"

BEDROOM 1

4.80m x 3.14m 15'08" x 10'03"

BEDROOM 2

3.49m x 2.73m 11'05" x 8'11"

BEDROOM 3

3.49m x 1.99m 11'05" x 6'06"

*Max measurements taken.

SPECIFICATION

At Cambourne West - Sheepfold, you will find modern, with elegant features and high specifications adorning every home. Inside, the rooms are spacious, offering beautiful kitchens and bathrooms with luxury finishes throughout.

Outside, every home comes with a well-sized garden to enjoy the sunny days, and in line with our commitment to creating a sustainable future and reducing our carbon footprint, each home is fitted with a state-of-the-art Pod Point* EV Charging Point that includes the Pod Point App to make managing your EV Smart Charger a breeze.

BATHROOM

- Thermostatic shower over bath
- Madagascar Blanco Porcelanosa wall tiles to wet areas
- Vinyl flooring
- Glass shower screen
- Heated towel rail

GENERAL

- Manhattan taupe carpets provided to dry areas
- Gas central heating
- NHBC Warranty
- Solar panel
- Private garden with turf
- Outside tap provided
- Car port with two parking spaces
- Electric car charging point for every property**

*Supplier may change in the future. Specification subject to change.

**For further advice on EV tariff and connection criteria, please speak to your sales advisor.



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KITCHEN

- Medford white kitchen cupboards
- Copper Slate worktop with upstand
- Stainless steel splashback
- Oven, gas hob & integrated cooker hood
- Space for free standing Fridge freezer and washing machine (appliances not provided)
- Vinyl flooring



Pod Point EV Charging Point

THE OPTION YOU NEVER KNEW EXISTED



CAMBOURNE WEST
Sheepfold



25% SHARE
£85,000

Example based on
a two bedroom link-
detached house**



25% SHARE
£98,750

Example based on a
three bedroom semi-
detached house**



25% SHARE
£95,000

Example based on a
three bedroom link-
detached house**

Shared Ownership* enables you to buy an initial share of a property and pay a subsidised rent on the rest, meaning you can get into home ownership in manageable stages and don't take on more of a financial commitment than you can afford.

Initial shares of between 25% and 75%** of our properties are available, you will pay a subsidised rent on the remaining share. In the future you can purchase further shares in your home***, or sell your share and move on.

“
WITHOUT
THE TEAM AT
DOMOVO,
I WOULDN'T
BE WHERE I
AM NOW.

After a relationship breakdown, Barrie, a Motor Sport Engineer from St Neots, found himself with no other option than to rent a room. Now, 5 years later, Barrie is happily settled in his own home, thanks to Shared Ownership.

In his search for a property, Barrie came across the stunning new development at Cambourne West and found a one-bedroom house with a study room. This was perfect for Barrie as he could turn the study into a bedroom for son, Alfie.

Barrie was successful in his application and was approved for a 25% share at £67,500. As Barrie was able to pay for the full share outright, a mortgage was not required. This significantly reduced his monthly costs, leaving only the subsidised rent and service charge to pay.



Barrie



Buy a share of the
property between 25–75%**



Pay rent on the
share you don't own

Scan to find out more about:

Shared
ownership guide



Staircasing



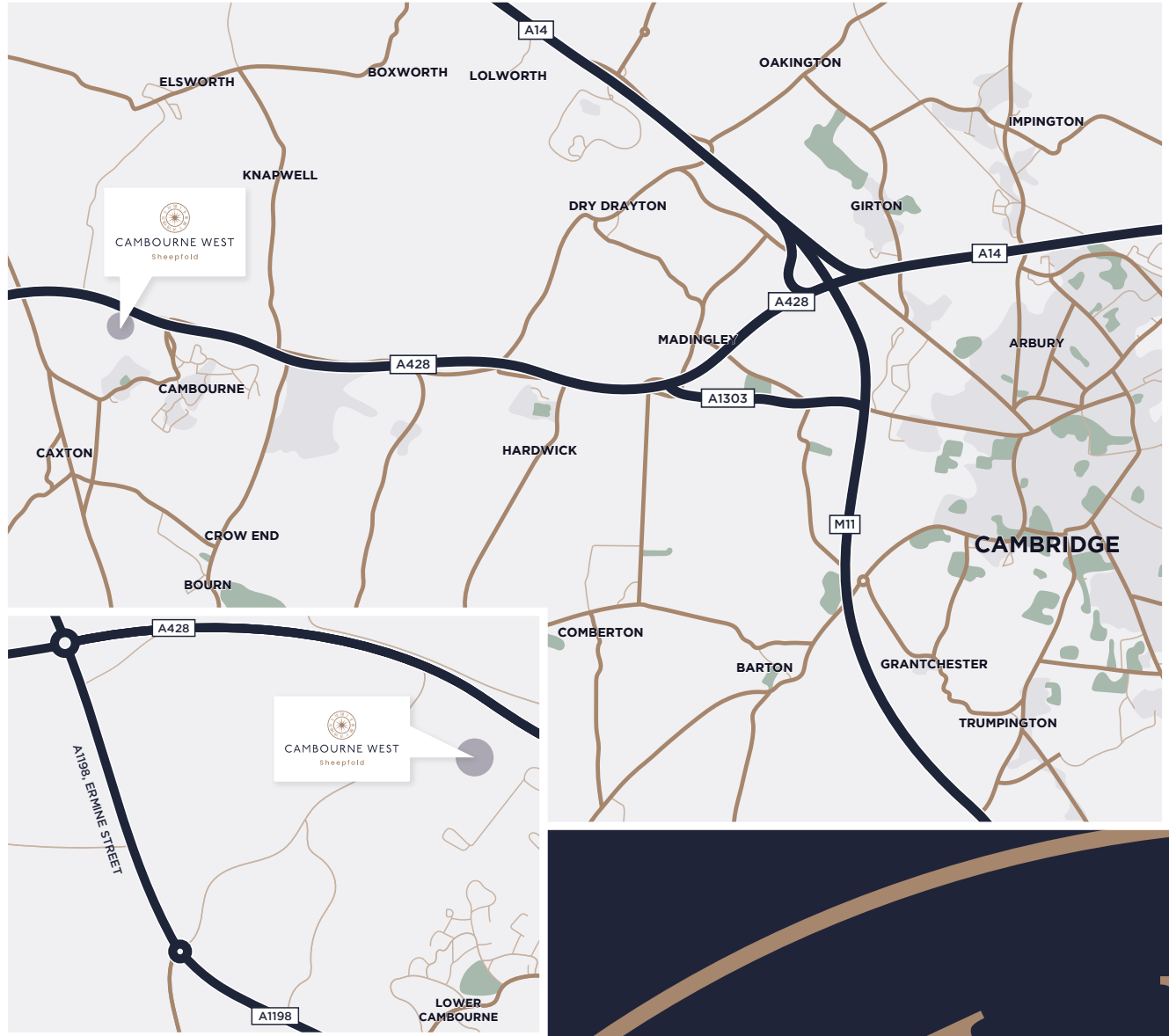
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Some people say you still don't own
it, but it is yours and you can do what
you want and buy more shares.

Read Barrie's
full story



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A development by
bpha.org.uk



Marketing and
Sales Brand
domovohomes.co.uk



Disclaimer: Whilst we endeavour to make our property details accurate and reliable, these particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute as a full or part offer or contract. Other details are given without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.

The purchaser is advised to obtain verification from their Solicitor or Surveyor to their own satisfaction. *Properties are offered as leasehold, with a lease term of up to 125 years and available to purchase for a 25% share. **Shares offered are based on business need. ***Some properties are restricted to the level of share you can purchase. Prices are subject to change.